



Town Code Update

Technical Group Meeting
October 20, 2015

Codewright Planners

Town of Southern Shores

Overview

- ▶ Project Team
- ▶ Project Objectives
- ▶ Work Program
- ▶ Schedule
- ▶ Role of the Technical Group
- ▶ Rationale for this Project
- ▶ Key Issues
- ▶ Next Steps

Project Team



Project Objectives

- ▶ Revise the Town Code
- ▶ UDO inside the Town Code
- ▶ Clear, predictable regulations
- ▶ Increased understanding

Work Program

- ▶ Task 1: Project Initiation
 - ▶ Background review
 - ▶ Initial trip
 - ▶ Stakeholder Interviews
 - ▶ Meet with the Technical Group
- ▶ Task 2: Code Assessment
- ▶ Task 3: Code Drafting
- ▶ Task 4: Adoption

Work Program

- ▶ Task 1: Project Initiation
- ▶ Task 2: Code Assessment
 - ▶ “Road Map” for the new Code
 - ▶ Staff Review
 - ▶ Revision
 - ▶ Technical Group Review
 - ▶ Revision
 - ▶ First Public Forum
- ▶ Task 3: Code Drafting
- ▶ Task 4: Adoption

Work Program

- ▶ Task 1: Project Initiation
- ▶ Task 2: Code Assessment
- ▶ Task 3: Code Drafting
 - ▶ Three Modules or Groups of Chapters
 - ▶ Staff Review
 - ▶ Revision
 - ▶ Technical Group Meeting and Review
 - ▶ Graphics
 - ▶ Second Public Forum
- ▶ Task 4: Adoption

Work Program

- ▶ Task 1: Project Initiation
- ▶ Task 2: Code Assessment
- ▶ Task 3: Code Drafting

- ▶ Task 4: Adoption
 - ▶ Consolidation
 - ▶ Planning Board Meeting
 - ▶ Public Hearing
 - ▶ Revision & Transmittal

Project Schedule



Role of the Technical Group

- ▶ Review Draft Material
 - ▶ Provide Initial Reaction & Comments
 - ▶ Keep Constituencies Informed
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- ▶ There may be a Chair, but there are no leaders
 - ▶ We strive for consensus, but we do NOT vote
 - ▶ Our comments go the TC, and then we are done

Rationale

- ▶ Confusion between the responsibilities of the SSCA/CPOA and the Town continue

this creates frustration for residents, associations, and reduces town staff productivity – steps should be taken to clarify the relationship between town rules and association rules

Rationale

- ▶ While the town code was recodified fairly recently, there have been numerous changes in state and federal laws that are not reflected in the town's standards

Limitations on controls over single-family homes, telecommunications towers, administrative matters like permit choice & performance bonds, signage, and others

Rationale

- ▶ There are several aspects of the town code that are obsolete or confusing, and should be removed or clarified

The auxiliary police force provisions, the fee structure for the cemetery, relocating town policy to a separate policy document, CAMA permit provisions, lot coverage requirements, parking, fireworks

Rationale



- ▶ The town is built out, and the lots that remain are the most difficult to develop. Much of the housing stock is older and there is an increased need for remodeling and redevelopment.
- ▶ Infill and redevelopment is difficult and complicated, and requires additional regulatory flexibility.

Rationale



- ▶ The town code could be made more clear, predictable, and easier to use through basic changes such as reorganization, use of summary tables, more illustrations, inclusion of more purpose statements, and a more intuitive page layout

Key Issues

- ▶ Making the code more user friendly

Dynamic Header

Prominent Titles

5.3 Site Layout and Building Organization

A. INTENT

- (i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District; and
- (ii) To facilitate a range of housing options within walking distance of the Main Street District.

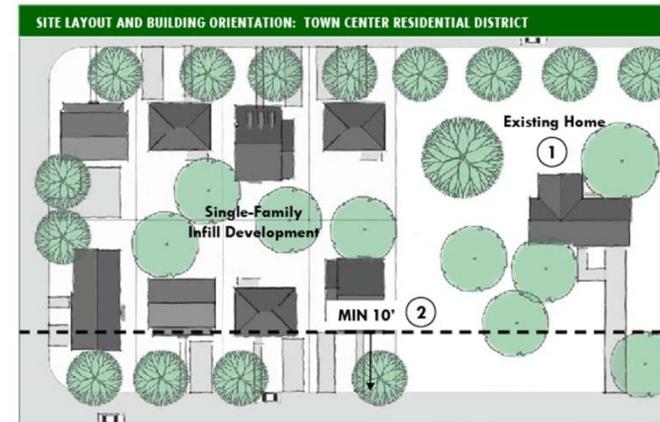
B. CONTEXTUAL FRONT YARD SETBACKS

- (i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)
- (ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:
 - (1) 10 feet for detached single-family; and
 - (2) 15 feet for townhomes and multi-family.

Nested Text

Figure 18

Balance Between Text and White Space



Illustrations with Captions

- ① Contextual front yard setback not applicable where less than three existing homes exist on a block
- ② Minimum front yard setback applies
- ③ Existing homes oriented towards street
- ④ Orientation of infill development is consistent with existing development
- ⑤ Multi-family buildings with multiple street frontages provide entrances along each street frontage.



Adoption Date
Page Numbers

Key Issues

- ▶ Clarifying the distinctions between private associations and town government



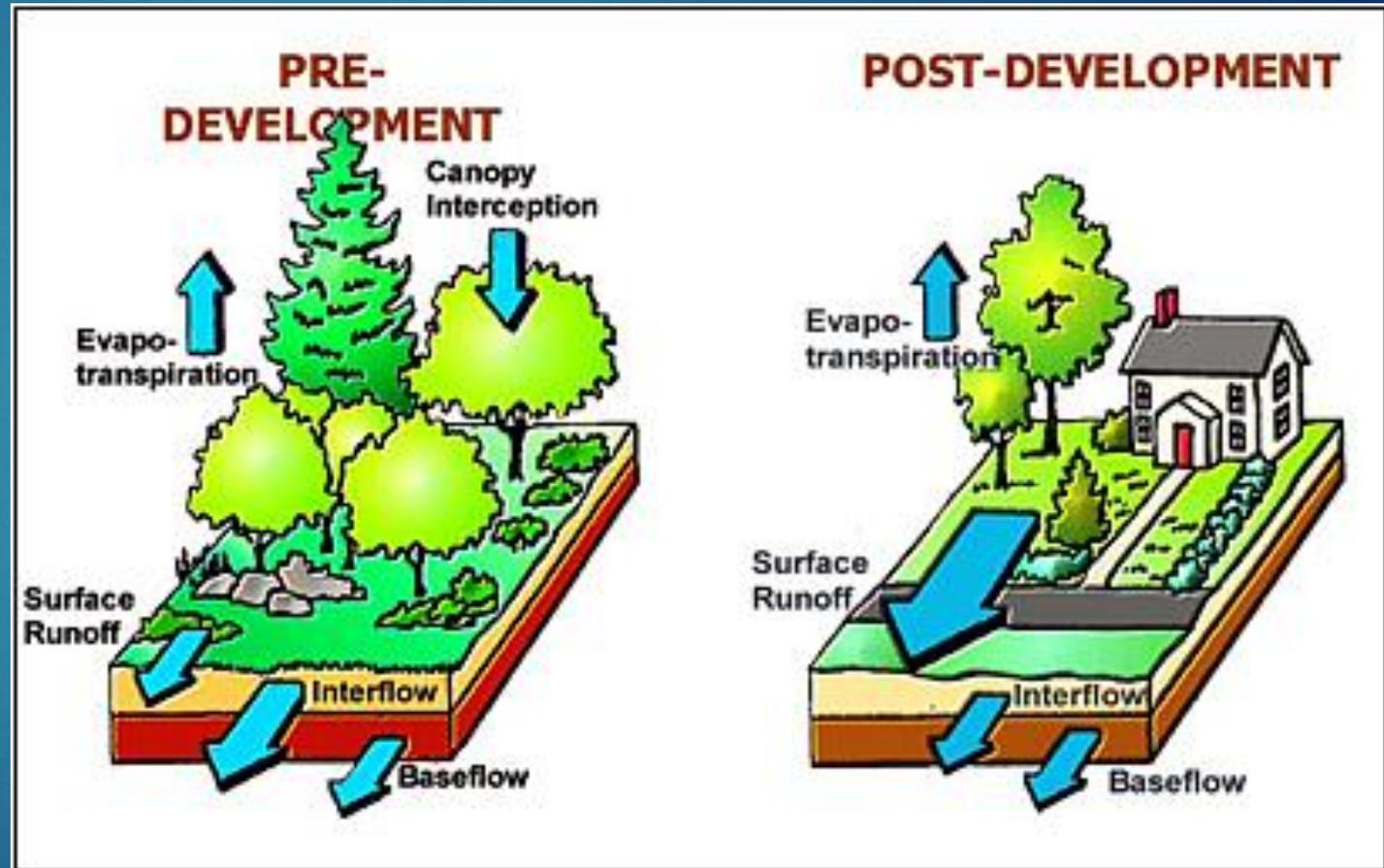
Key Issues

- ▶ Modernizing the regulations for greater consistency with state law and best practices



Key Issues

- Recognizing the need for flexibility



Key Issues

- ▶ Promoting a better balance between the environment and public safety



Key Issues

- ▶ Bridging the information gap



Discussion...



Next Steps

- ▶ Homework for Group Members
- ▶ Follow up with staff on key issues
- ▶ Web meeting on technical issues
- ▶ Staff draft of code assessment